



**City Council
Pre-Agenda Meeting
February 13, 2007
4:00 p.m.**

The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, February 13, 2007 at Trinity City Hall, Trinity, NC 27370.

MEMBERS PRESENT: Mayor, Fran Andrews; Council members Karen Bridges, Phil Brown, Barbara Ewings, Bob Labonte, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: Council members Dwight Meredith, and Barry Lambeth.

MEMBERS LATE: Council member Barbara Ewings arrived at 4:05 pm

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Engineer Randy McNeill; City Clerk/Finance Officer, Debbie Hinson; and other interested parties.

ITEM 1. Welcome

Mayor Andrews called the February 13, 2007 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:01 pm and welcomed everyone present.

ITEM II. Invocation

The invocation was given by Council member Reddick.

ITEM 11. Steeplegate Streetlights Proposal

**** Per Council approval, this item was moved to the first discussion item of the Agenda. ****

Mayor Andrews opened this item and turned discussion over to Lynn Patterson, Duke Power.

Ms. Patterson discussed the following costs associated with the proposed lighting costs for Steeplegate.

Example 1: (existing lighting) 175 Watt Mercury Vapor
\$6.43 + .40 (Fuel Charge) + .75 underground charge + 3% tax = 7.70 total costs per light fixture

Example 2 : 100 Watt High Pressure Sodium
7.72 + .25 (Fuel Charge) + .75 underground charges + 3% tax = 8.98 total cost per light fixture

Example 3: 150 Watt High Pressure Sodium (City Ordinance requires this type of lighting in new subdivisions)
8.13 + .30 (Fuel Charge) + .75 underground charges + 3% tax = 9.54 total cost per light fixture

Ms. Patterson discussed the sample contracts that she had prepared for Council and discussed the fuel charge associated with services as well as the rate that the City would receive. She advised Council that the fuel charge was based on a kilowatt hour charge and was subject to change every 6 months.

Ms. Patterson discussed the existing number of fixtures in this community as well as the additional lighting that the City had requested making a total of 99 light fixtures.

Ms. Patterson discussed the charges due from the Steeplegate Homeowners Association prior to a contract signing. For the lighting they currently have the costs to the association would be a one (1) time payment of \$ 70,428.64.

The payment for the 150 Watt High Pressure Sodium the association would make a one (1) time payment of \$68,805.28. Either of these costs would need to be paid up front prior to a contract signing.

If the existing lighting is left the association will be responsible for the \$70,428.64 payment and the City annual costs of \$9,147.00 (7.03 per unit X 99 units= 762.00/monthly X 12 months= \$9,142.60 annual costs).

There was further discussion between Manager Bailie and Council members concerning this item and the costs that would be incurred by the Steeplegate Homeowners Association as well as the costs that would be incurred by the City to provide this service. Manager Bailie advised Council that staff agreed with the Homeowners proposal except for the lighting located along Waterford because Waterford is private property.

Council member Talbert discussed his opinion on other citizens living inside the City and paying for streetlights and had done so for many years. It was his opinion that if the City were going to consider something of this nature the City should consider taking over all of the unmetered lights.

Mr. McNeill discussed the lighting currently installed by private homeowners and how most of these lights were located on private property not rights of ways.

Council member Brown discussed earlier conversations by Council concerning street lights. He recalled that at that time Council discussed installing lighting first on the main streets, then secondary streets and neighborhood streets were last on the list.

Manager Bailie advised Council member Brown that he was correct in his recollection. She discussed the difference that the Infrastructure Committee felt existed between the individually owned lights and the city's policy to install lights in phases and new subdivisions. Our policy is that the City pays for lighting in new subdivisions. They recommended this item to Council for approval.

After further discussion concerning when the Lighting Policy was set, the possibility of other subdivisions making the same request if this request were approved for the Steeplegate Community, ***Motion by Council member Labonte to add this item to the February 20, 2007 Regular Meeting Agenda, seconded by Council member Ewings and approved unanimously by all Council members present.***

III. Proposed items for the February 20, 2007 Regular Meeting of the Trinity City Council

Reports

1. Annual report and funding request for Archdale-Trinity Chamber of Commerce (Beverly Nelson, President)

This is the annual report and funding request for Archdale-Trinity Chamber of Commerce. Beverly Nelson, President, will present the annual report and request funding in the amount of \$5,000, the same amount as was approved by Council for the last two years. (No funding application is required because the amount of funding requested has not changed.)

Motion by Council member Ewings to add this item to the February 20, 2007 Regular Meeting Agenda, seconded by Council member Brown and approved unanimously by Council members present.

Public Hearings

2. Close-out of Community Development Block Grant (CDBG) project #04-C-1294.2 (Darr Rd. area sewer project)

Steve Austin, Senior Planner with Benchmark CMR, Inc. will assist with the required public hearing. The purpose of the hearing is to receive citizen comments regarding the close-out of the project.

Motion by Council member Brown to add this item to the February 20, 2007 Regular Meeting Agenda, seconded by Council member Talbert and approved unanimously by Council members present.

- 3. Rezoning request #Z07-02, to rezone property located at 6946 Kennedy Rd., tax parcel number 7706030784, from RA (Residential Agriculture) to R-40 (Residential – 40,000 sq/ft). Property is owned by Jordan McKinney.**

Mayor Andrews opened this item for discussion and or action.

Motion by Council member Bridges to add this item to the February 20, 2007 Regular Meeting Agenda, seconded by Council member Brown and approved unanimously by all Council members present.

- 4. Rezoning request #Z07-03CZ, to rezone property located at NC Hwy 62, tax parcels number 7708831690, from R-40 (Residential – 40,000 sq/ft) to HC-CZ (Highway Commercial Conditional Zoning). Property is owned by the Trinity Frame Company.**

Mayor Andrews opened this item for discussion and or action.

Motion by Council member Brown to add this item to the February 20, 2007 Regular Meeting Agenda, seconded by Council member Labonte and approved unanimously by all Council members present.

After the motion Manager Bailie discussed G.S. 160A-382 (b) and its requirement in regards to taking action on rezoning requests. The Council must adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explain why the board considers the action taken to be reasonable and in the public interest. Many cities do this in one motion by specifying how the action proposed is consistent with their Land Use Plan.

For each rezoning request, city staff will prepare a recommended statement of consistency and a recommended motion. If a staff recommendation differs from a P&Z Board recommendation, two statements and motions will be prepared. Council always has the option of adopting a statement and making a motion that is different from what is recommended. Until final action is taken on the proposed Land Use Plan, the recommended statement of consistency will address consistency with both the 1999 adopted plan and the proposed Land Development Plan.

Statements of consistency are included in the staff report under the heading “Site Analysis”. Recommended motions will be included with your agenda packet (or distributed at the Pre-Agenda meeting).

Manager Bailie and Attorney Wilhoit discussed the procedure that could be used to incorporate the statement of consistency into the motion to be included in the minutes. After discussion between Attorney Wilhoit, Manager Bailie and Council members, Attorney Wilhoit advised Council that the requirement could be satisfied by stating the approval was based on the Staff or Planning/Zoning recommendation as long as that recommendation contained the statement of consistency and must be included in the minutes.

Consent Agenda

- 5. Consideration of minutes: Jan. 9, 2007 Pre-agenda Meeting**
- 6. Consideration of minutes: Jan. 16, 2007 Regular City Council Meeting**
- 7. Consideration of minutes: Jan. 30, 2007 Special Called City Council Meeting**
- 8. Cold Brook Ct. – Authorization to pay for improvements**
- 9. Cold Brook Ct. - Resolution Declaring Costs, Ordering Preparation of Preliminary Assessment Roll, and Setting Public Hearing on Preliminary Assessment Roll.**

The following items were discussed prior to action on these items.

Council members and Manager Bailie discussed the costs awarded to the engineer for this project. Manager Bailie advised Council that prior to presenting the original contract to Council for approval she reviewed the standard engineering costs and the costs included by our engineer on this project.

Mr. McNeill advised Council that his fees were based on the magnitude of the project. The larger a project is the smaller the percentage of a fee is required. We typically use the USRD curves. We provided design services for the project, planning, and construction administration. The design fee ranges from 7 to 10% depending on the scope of the project.

Manager Bailie advised Council they had previously approved \$34,809.40 for this project. The final costs of this project are \$41,891.20, an increase of \$7,081.80 over the original estimate. A problem was discovered during construction.

The process of assessing residents for their share of the road improvements by adopting a Resolution Declaring Costs, ordering preparation of a Preliminary Roll and setting a Public Hearing on the Preliminary Assessment Roll are the next steps on the Cold Brook Court Assessment. The total cost of the project is \$47,642.00. A Resolution will allow the clerk to prepare the assessment roll.

Motion by Council member Bridges to add the Consent Agenda to the February 20, 2007 Regular Meeting Agenda, seconded by Council member Labonte and approved unanimously by all Council members present.

Unfinished Business

10. Consider Resolution adopting Land Development Plan

Mayor Andrews opened this item for discussion and or action.

Council member Talbert discussed his desire to have pages 70-72 removed. This is the new urbanism section of this plan.

After further discussion concerning comments and discussion on this item during the 2007 Annual Retreat, ***motion by Council member Bridges to include this item on the Agenda as written, seconded by Council member Reddick and approved 5 to 1 with Council member Talbert voting Nay.***

New Business

11. Steeplegate Streetlights Proposal

**** Per Council approval, this item was moved to the first discussion item of the Agenda. ****

12. Consider Adding Roads in Stone's Throw Subdivision to City's Street System

Mayor Andrews opened this item and asked Mr. McNeill to brief Council on this item.

Mr. McNeill discussed Council's earlier conversations concerning the need to begin using Powell Bill funds. One idea on how to meet this expansion is to consider other streets in a subdivision that have been upgraded by NCDOT within the past 5 years and are in good condition when the City takes over a private street in that same subdivision.

If Council wishes to proceed with this subdivision they must pass a Resolution asking NCDOT to release these streets from their maintenance. Their board will meet and consider releasing these streets by July 01, 2007. The City can then claim these streets on their Powell Bill the following year.

There was discussion concerning the amount the city would be eligible for receiving in Powell Bill Funds for the additional streets in the subdivision. Manager Bailie advised members that she had estimated the street mileage to be less than one (1) mile and would generate approximately \$600.00 annually in additional Powell Bill funds.

Mr. McNeill advised Council that the Infrastructure Committee will begin considering taking over other areas where work has been done by NCDOT in the last few years. They will be provided with maps to review possible areas for consideration and recommendation to the Council.

At some point the City will need to develop a program to spend the Powell Bill monies on an annual basis if it is the ultimate goal is to become a full service city in the future.

After further discussion, ***motion by Council member Brown to add this item to the February 20, 2007 Regular Meeting Agenda, seconded by Council member Ewings and approved unanimously by all Council members present.***

13. Public Safety Board

Mayor Andrews opened this item for discussion and or action.

Manager Bailie discussed conversation between she and Council member Ewings concerning how the Red Cross could help the City of Trinity prepare if an emergency situation should arise. We concluded that unless Council wanted to devise a plan for such an emergency the City should create a Public Safety Board. This Board would be the route to bring safety issues together and to evaluate and make plans on how the City would be able to provide assistance to their citizens in the event of a disaster or emergency situation.

After brief discussion, ***motion by Council member Bridges to create a Public Safety Board, seconded by Council member Talbert and approved unanimously by all Council members present.***

*****This item will not be included in the Regular Meeting since action was taken at this meeting.*****

Additional Pre-Agenda Meeting Business

IV. Closed session pursuant to NCGS 143-318.11 (a) (3) to consult with Attorney

Mayor Andrews called for a motion to adjourn to Closed Session for consultation with the Attorney.

Motion by Council member Bridges to adjourn to Closed Session pursuant to NCGS 143-318.11 (a) (3) to consult with Attorney, seconded by Council member Ewings and approved unanimously by all Council members present.

After discussion in Closed Session, Motion by Council member Bridges to return to Open Session, seconded by Council member Talbert and approved unanimously by all Council members present.

V. Business from Mayor and Council

Comments from Mayor Andrews

Complaints on Homes in Trinity

Mayor Andrews discussed complaints that she had received concerning rent homes located on Mendenhall as well as abandoned homes on Rockford Road.

Mr. Stumb advised Mayor and Council members that one of the homes had burned and the other will be torn down per the owner. The other owner has not responded to correspondence thus far.

Commendations

Mayor Andrews discussed with Council her desire to recognize local Fireman from Trinity that was given commendations for saving lives. After a brief discussion, it was the consensus that Mayor Andrews proceed with recognition to any fireman from the City of Trinity. They suggested that she contact Ricky Maness to assist her with obtaining names of local firemen for recognition.

Comments from Council Members

Council member Bridges discussed the problem of drainage pipes still being stopped up with leaves and trash on Red Fox road. Manager Bailie advised Council member Bridges that she would follow up with NCDOT concerning this issue.

VI. Business from City Manager

Manager Bailie discussed the following items with Council.

Program to Planning Board

Manager Bailie invited Council to attend the February 27, 2007 Planning Board Meeting. There will be a special program presented to the Planning Board by our City Attorney, Bob Wilhoit and Attorney Alan Pugh concerning Board proceedings, proceedings of quasi-judicial hearings, laws and references dealing with zoning including what Council discussed earlier about compliance with the Land Use Plan.

Council of Governments Meeting

Manager Bailie discussed the memo placed in Council's mailboxes in regards to a Board of Delegates Meeting held every other month by the Council of Governments that includes a luncheon. She advised Council she would get the information to them in order for them to make plans to attend if they wish to. There will be a meeting next Wednesday. She asked that any Council member who would like to attend to advise her.

North Carolina League of Municipalities Regional Meetings

Manager Bailie advised Council the focus for the League of Municipalities seemed to be Infrastructure improvements and possibly supporting a Bond Referendum at the state level. If you would like to attend this please advise me. The closest meeting to us will be in Burlington, NC on March 29, 2007.

Subway

The Grand Opening and ribbon cutting for the new Subway located on Unity Street will be held on February 22, 2007 at 9:00 a.m.

Tax Revaluations

Manager Bailie discussed the article in the Asheboro newspaper concerning the tax re-evaluations that was done by the County and how the re-evaluations could affect the tax rate for the City of Trinity. Mr. Ben Chavis from Randolph County has advised us that he will not have the information pertaining to Trinity until sometime around March 01, 2007.

She discussed how this would play a part in the Budget recommendation for Trinity's tax rate and her obligation as Manager to also advise Council of the tax neutral rate. The neutral tax rate is the amount of tax needed to generate the same amount of revenue as was generated in the previous year.

MPO

Manager Bailie discussed the Public Hearing held last month in connection with adoption of the High Point Urbanized Area Thoroughfare Plan and the person who spoke against the adoption of this plan at our meeting. The MPO adopted the plan without the help of Trinity since Mayor Andrews did not vote. Mayor Andrews has brought in information for you from this meeting and placed it at your place.

Job Shadowing

Manager Bailie discussed the Job Shadowing program that Trinity participated in. We had an 8th grader come to the City and spend the morning with our Animal Control Officer, staff, and Adam to see how a city operated on a daily basis.

Sewer Backup

Manager Bailie discussed the first call the City received concerning a sewer backup. We called Randy and then Morgan Huffman from Thomasville. Thomasville immediately responded and found out the problem was located on the resident's side. Adam and I also went out to look at the situation and talk to the resident. She advised us that she was going to do the clean up herself but expressed her gratitude that someone cared enough to respond to her call.

VII. Adjournment

With no other business to discuss, *Council member Ewings made a motion to adjourn the February 13, 2007 Pre-Agenda Regular Meeting of the Trinity City Council, seconded by Council member Talbert, and approved unanimously by all Council members present.*

These minutes were approved by the Trinity Council at their Regularly Scheduled Meeting on March 20, 2007 as written with no changes upon motion of Council member Ewings, seconded by Council member Talbert, and approved unanimously by all Council members present.